



58 -60, Piccadilly  
, York  
YO1 9NX

£485,000



Set on the fifth floor of this iconic city centre development, Apartment 502 at Ryedale House presents a rare opportunity to acquire a beautifully appointed two-bedroom apartment with panoramic views over York's historic skyline.

Ryedale House is one of York's most distinctive residential addresses; an imposing, contemporary development with a grand entrance foyer, concierge service and secure undercroft parking. Ideally positioned in the heart of the city, it enjoys breathtaking outlooks towards some of York's most treasured landmarks including Clifford's Tower and the Minster.

Finished to an exceptional standard throughout, the apartment offers a spacious open-plan living/dining kitchen with sleek, handle-less cabinetry, solid wood flooring, NEFF integrated appliances and expansive floor-to-ceiling glazing. Vessini bathroom fittings and underfloor heating add further touches of comfort and quality.

The principal bedroom benefits from a stylish en-suite shower room, while a second double bedroom is served by a separate contemporary bathroom. Both bedrooms are flooded with natural light and enjoy elevated views across the city.

The property has been operating as a successful holiday let, managed by the highly regarded \*\*Stays York\*\*, and is offered fully furnished and with \*\*no onward chain\*\*, making it an ideal turn-key investment or city-centre home.

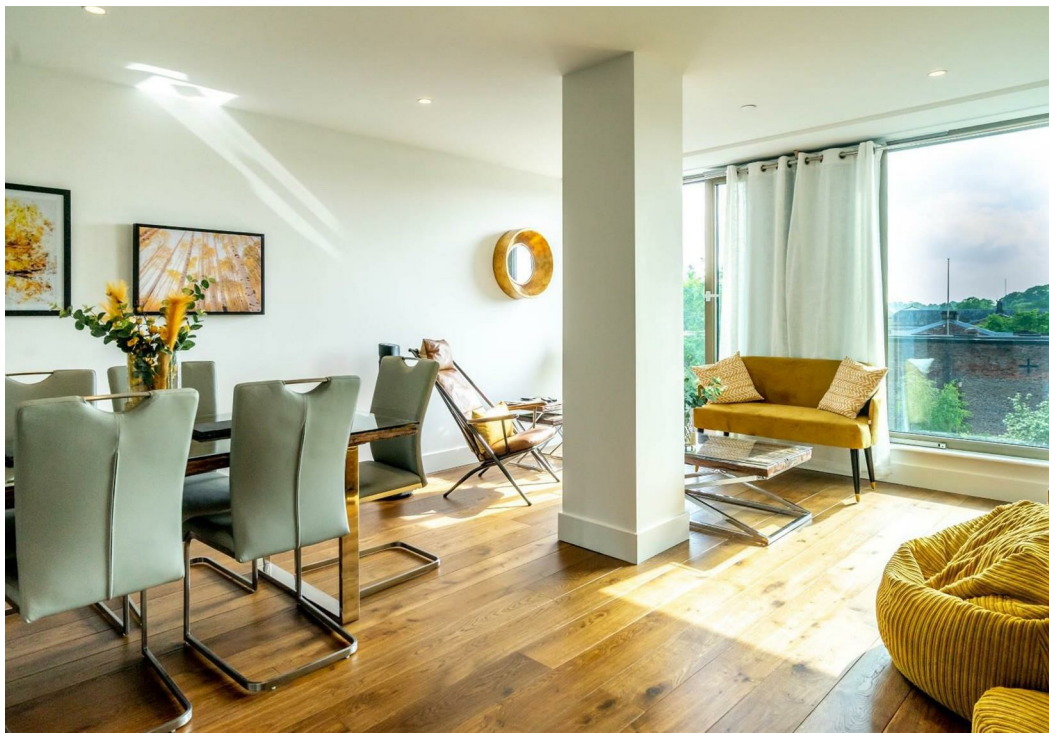
Residents enjoy a full suite of modern conveniences, including private storage locker on the fifth floor, secure bike storage, a refuse chute, a sprinkler system, lift access to all floors and a private parking space.

A superb opportunity to own a luxury apartment in one of York's most prestigious developments.

Leasehold  
Annual Service Charge- £2,515.00  
Annual Ground Rent- £250  
Years Remaining- 994

Council Tax Band- E



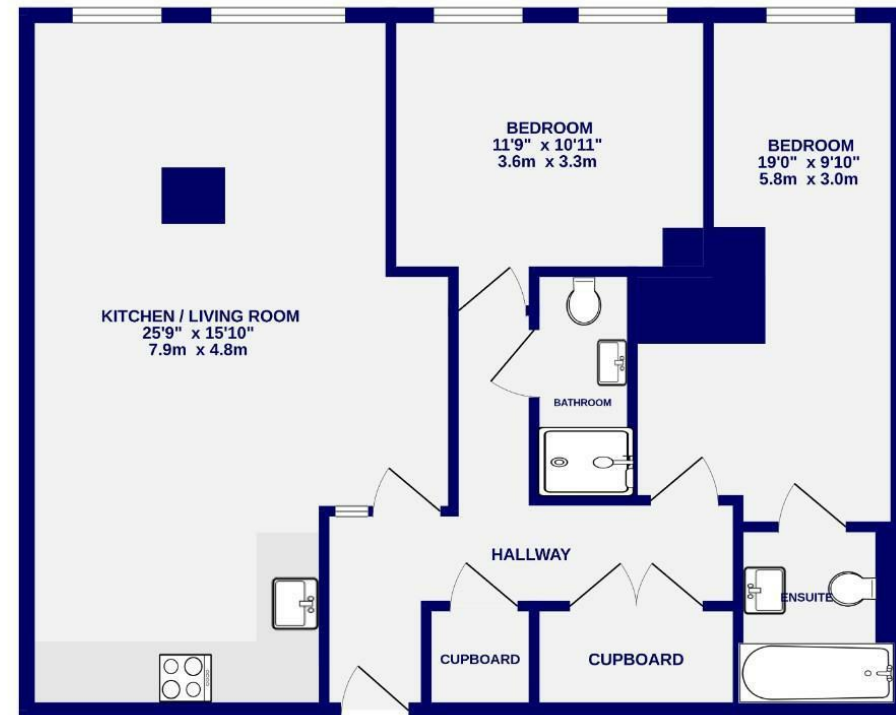


# 58 -60, Piccadilly , York YO1 9NX

Leasehold  
Council Tax Band - E

- Luxury Apartment
- City Central Location
- Panoramic Views
- Concierge & Private Locker Storage
- Ideal Home Or Holiday Rental
- Private Parking Space
- EPC C

FIFTH FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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